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SITE ANALYSIS
 APN #'S : 167-11-056 & 167-11-059
 PROJECT TYPE: TWO AND THREE STORY PODIUM OVER UNDERGROUND GARAGE
 GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL THOROUGHFARE (CT) DISTRICT

SITE AREA
 ACREAGE: 2.2 AC [95,704 SQ. FT.]

BUILDING COVERAGE: 42,277 SQ. FT.

PROPOSED NUMBER OF UNITS: 78 UNITS

UNIT PROPOSED
TOTAL UNITS: 17 1-BEDROOM UNITS
 39 2-BEDROOM UNITS
 6 3-BEDROOM UNITS
 16 3-BEDROOM TOWNHOME UNITS

UNIT MIX:
 UNIT A 1BD/1BA = 764 SQ. FT. X 17
 UNIT B 2BD/2BA = 1140 SQ. FT. X 15
 UNIT C 2BD/2BA = 1206 SQ. FT. X 24
 UNIT D 3BD/2BA = 1555 SQ. FT. X 3
 UNIT D2 3BD/2BA = 1645 SQ. FT. X 3
 TOWNHOME 3BD/2.5BA = 1530 X 16

PARKING REQUIRED: 2 SPACES PER 78 UNIT = 156 SPACES
 (ALL PARKING SPACES ARE PROVIDED IN PARKING GARAGE)

STANDARD 8'-0" X 20'-0" (INCLUDES 2 HANDICAP) 112
COMPACT 8'-0" X 15'-0" 44
 156 TOTAL PARKING

NOTE: REFER TO CIVIL DRAWINGS FOR STREET PARKING AND LOADING ZONE

UNIT STORAGE = SPACES IN GARAGE (5' X 4' X 8' MINIMUM = 95 c. f. per unit)
 SOME UNIT STORAGE AREAS WITHIN UNITS i.e. UNDER STAIRS IN TOWNHOMES

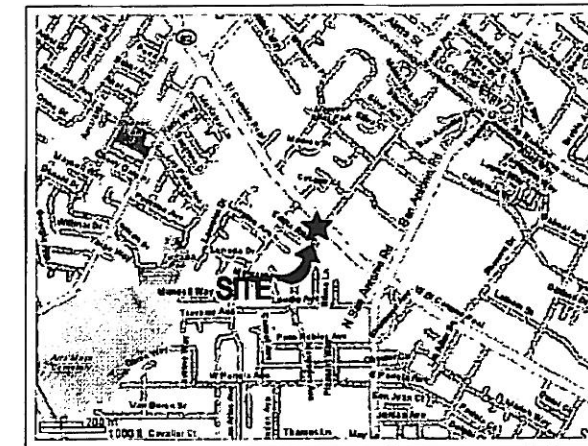
DEVELOPMENT STANDARDS

CONDITIONAL USES: RESIDENTIAL
NUMBER OF UNITS: 78
BUILDING HEIGHT: 3 STORIES OVER BELOW GRADE GARAGE
 35' FROM FINISHED GRADE THIRD FLOOR CEILING HEIGHT

BMR NUMBER OF UNITS: 8
UNIT NUMBERS: 101 109 118 126 201 210 217 AND 221
UNIT TYPE: 1BD 1BD 2BD 1BD 1BD 2BD 1BD AND 2BD
 UNIT SQUARE FOOTAGES WILL NOT VARY FROM MARKET RATE UNITS

BUILDING	SQUARE FOOTAGE:	BUILDING 1	BUILDING 2	BUILDING 3
FIRST FLOOR	1779	30,101 SQ. FT.	9,132 SQ. FT.	3,044 SQ. FT.
SECOND FLOOR		30,101 SQ. FT.	9,252 SQ. FT.	3,084 SQ. FT.
THIRD FLOOR		30,101 SQ. FT.		
TOTAL		90,303 SQ. FT.	18,384 SQ. FT.	6,128 SQ. FT.
GARAGE		66,881 SQ. FT.		

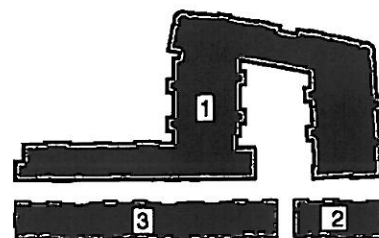
SITE MAP



90303
 18384
 6128
 114815

SILVERSTONE COMMUNITIES

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KEYPLAN

LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

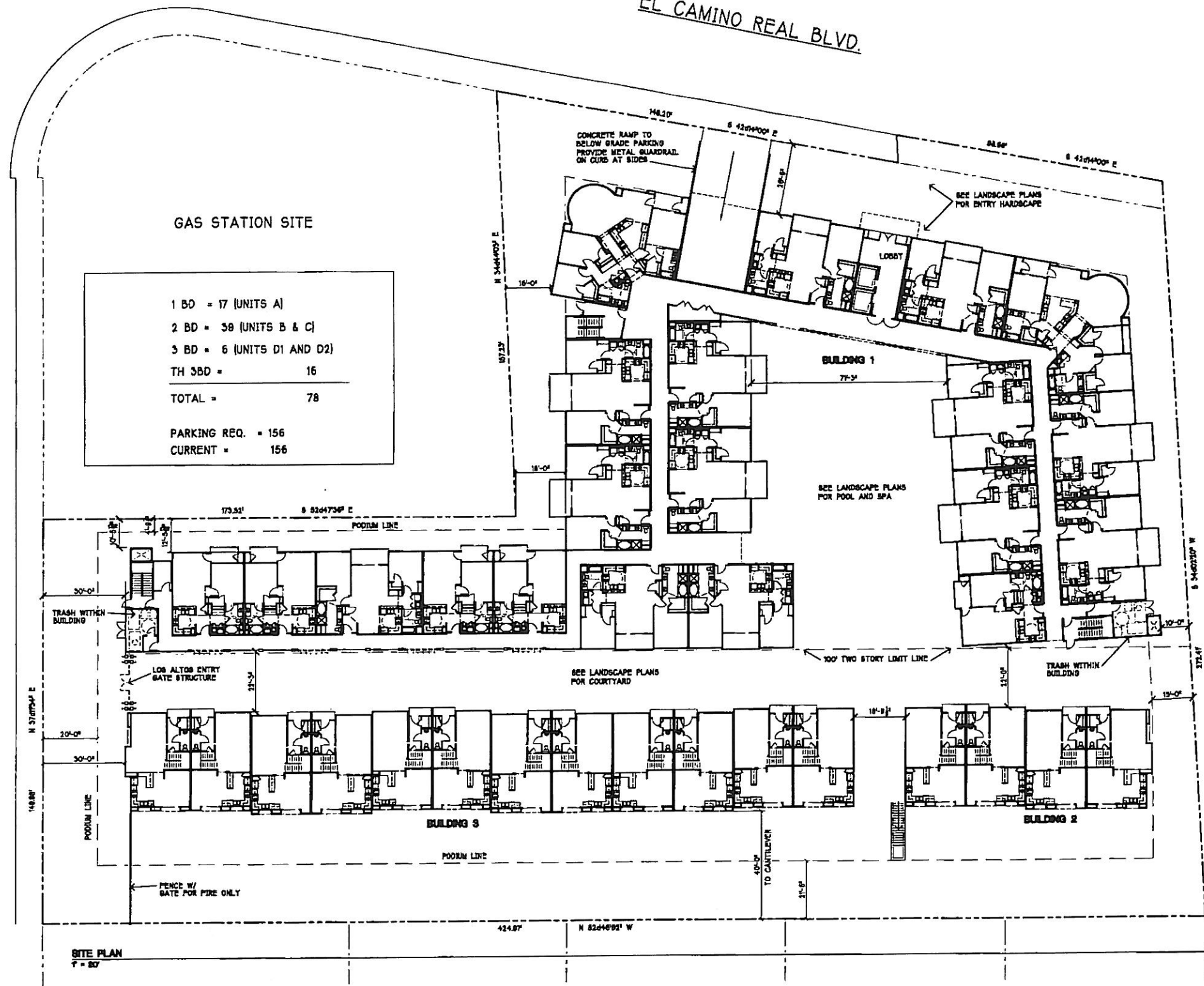
LPMD Architects

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LOS ALTOS AVENUE

EL CAMINO REAL BLVD.



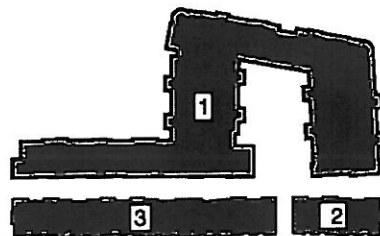
1 BD	=	17 (UNITS A)
2 BD	=	38 (UNITS B & C)
3 BD	=	6 (UNITS D1 AND D2)
TH 3BD	=	16
TOTAL	=	78
PARKING REQ.	=	156
CURRENT	=	156

COMMERCIAL SITE



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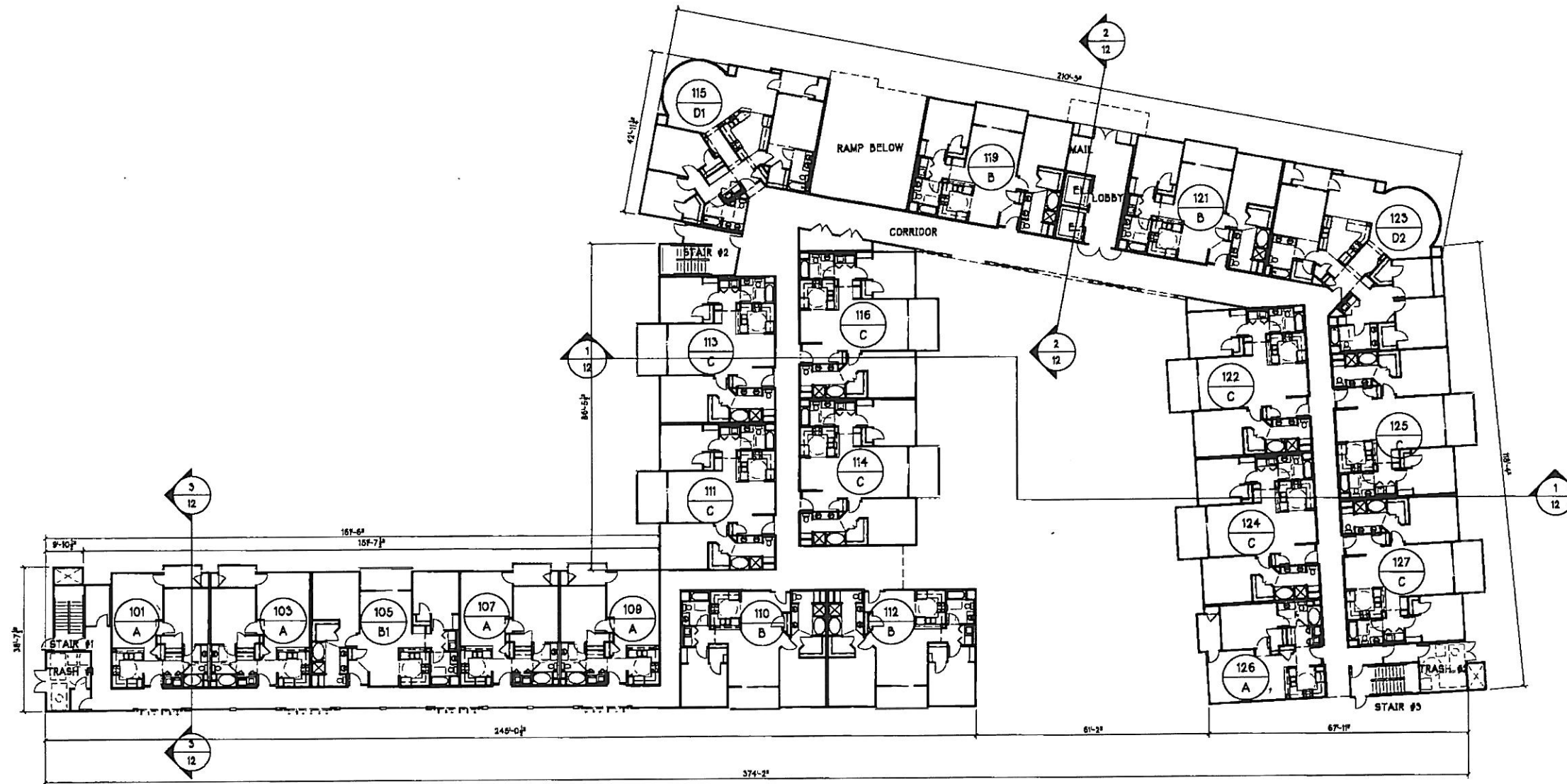
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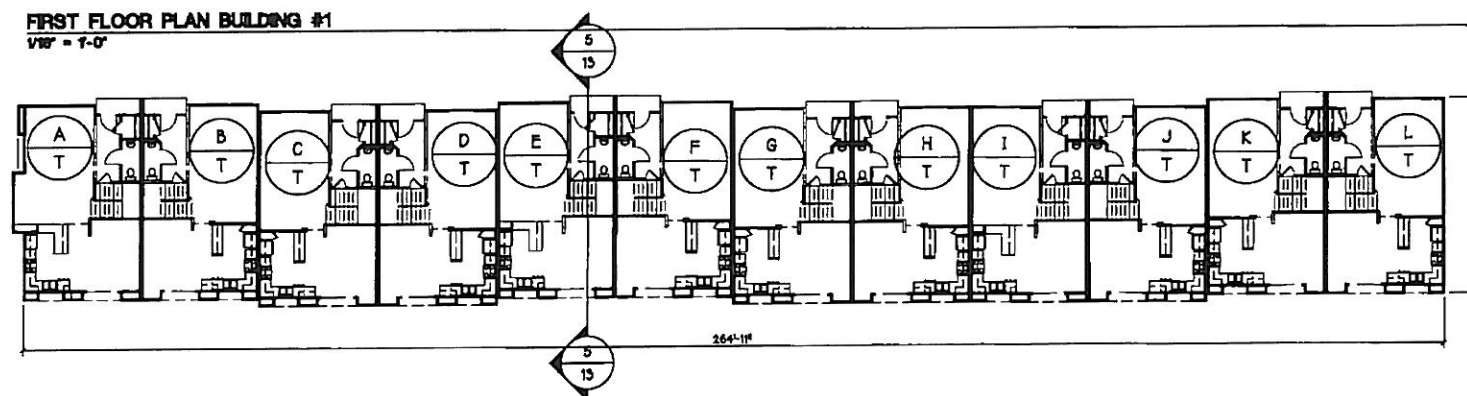
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DESIGNED BY CITY COUNCIL HEARDING

SITE PLAN

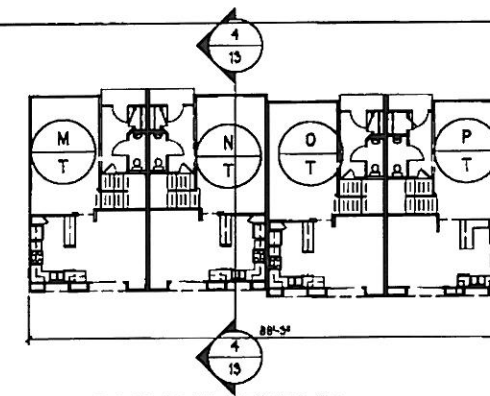
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FIRST FLOOR PLAN BUILDING #1
 1/8" = 1'-0"



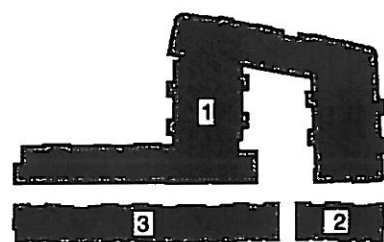
FIRST FLOOR PLAN BUILDING #3
 1/8" = 1'-0"



FIRST FLOOR PLAN BUILDING #2
 1/8" = 1'-0"

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KEYPLAN

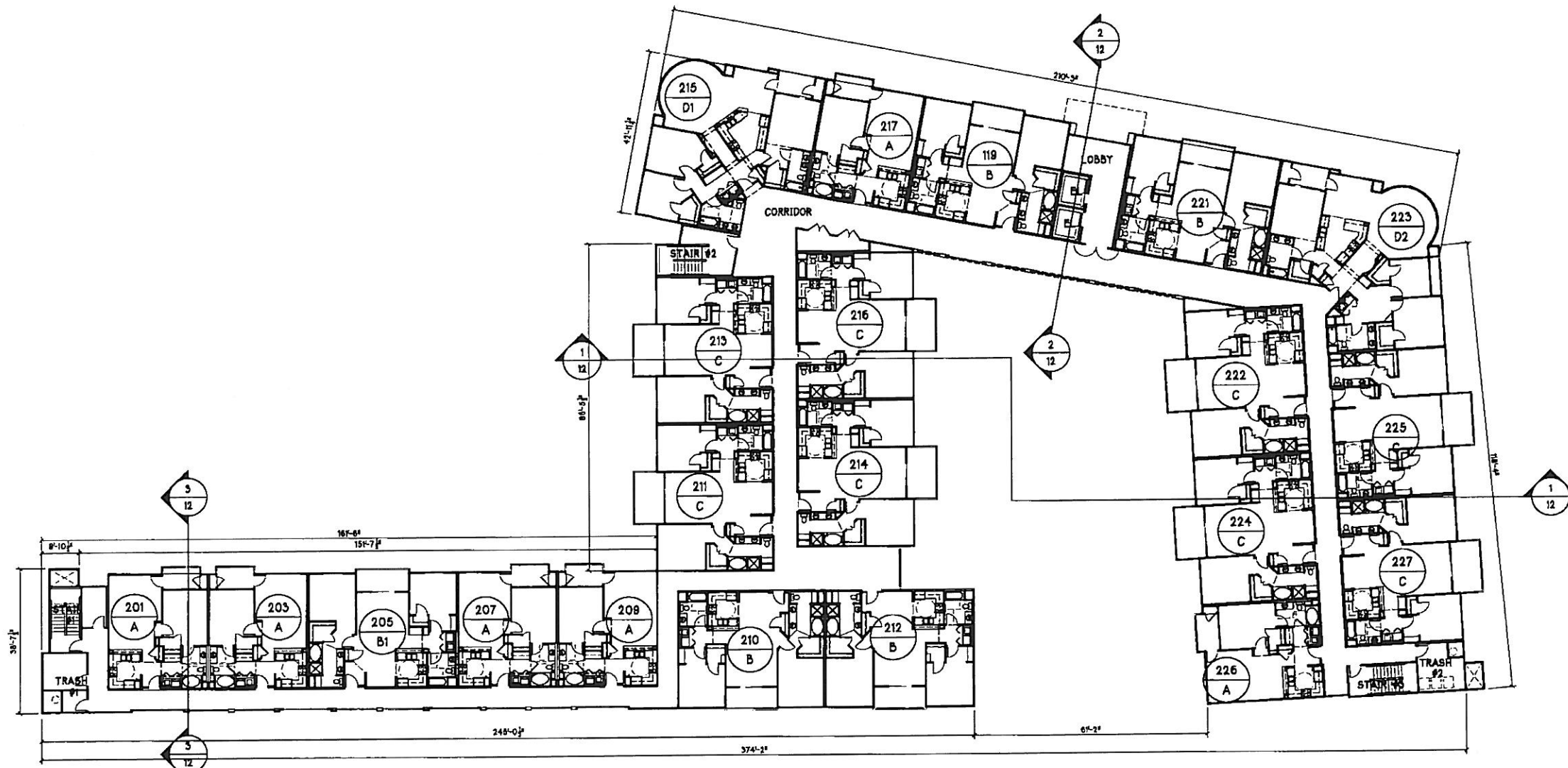
LOS ALTOS CONDOMINIUMS

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 LOS ALTOS, CALIFORNIA

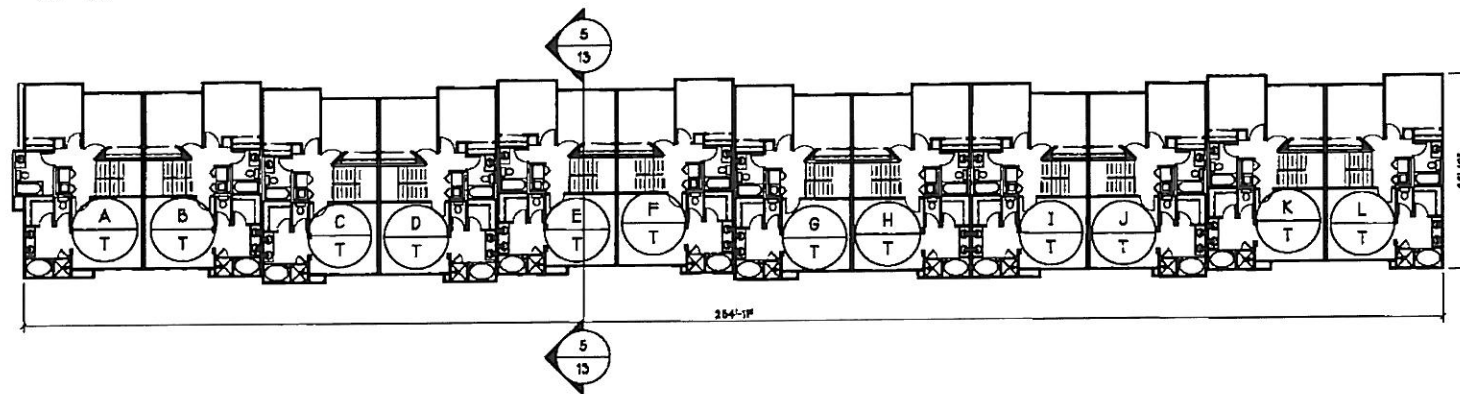
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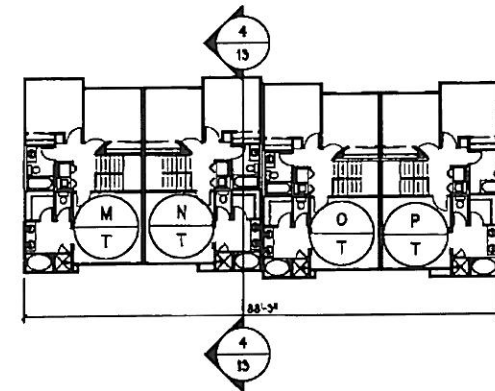
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FIRST FLOOR PLANS	
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SECOND FLOOR PLAN BUILDING #1
 1/8" = 1'-0"



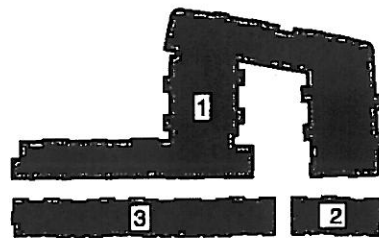
SECOND FLOOR PLAN BUILDING #3
 1/8" = 1'-0"



SECOND FLOOR PLAN BUILDING #2
 1/8" = 1'-0"

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KEYPLAN

LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

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08/08/08 CITY COUNCIL HEARING

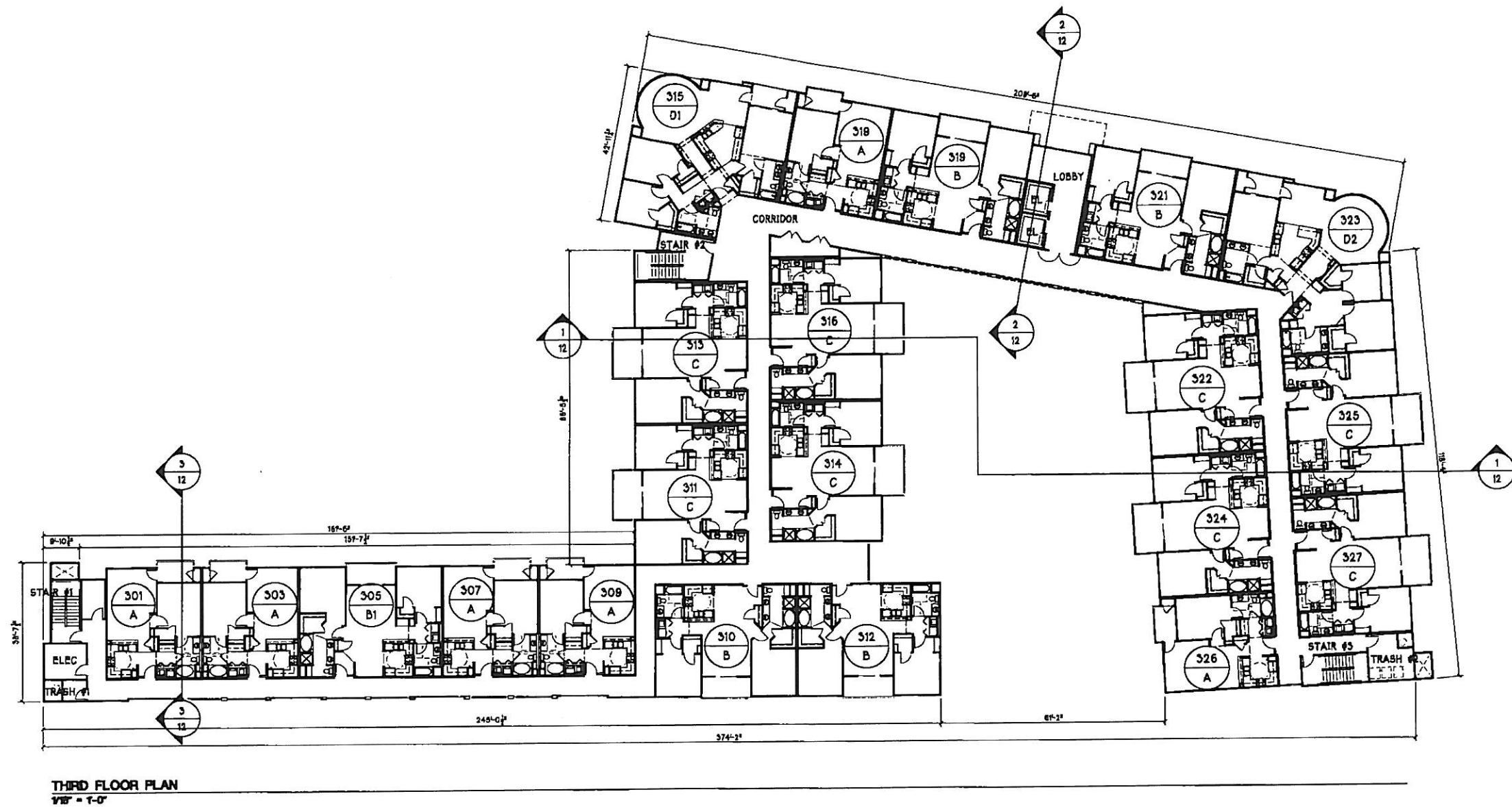
SECOND FLOOR PLANS

3

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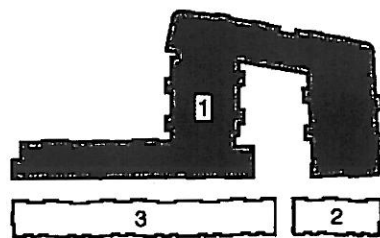
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THIRD FLOOR PLAN
1/8" = 1'-0"

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LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

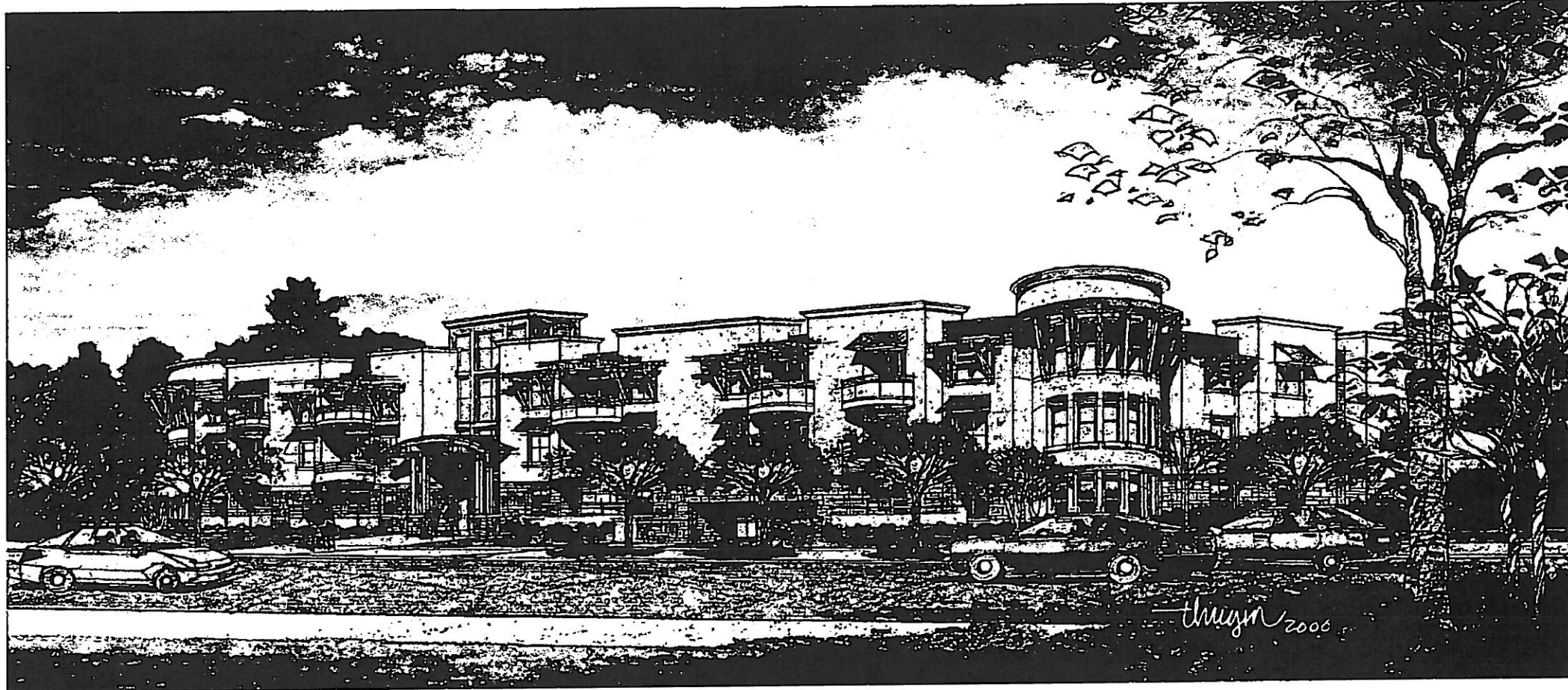
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Prepared by: _____
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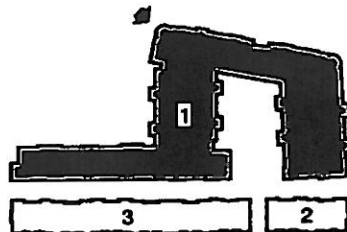
THIRD FLOOR PLANS

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LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

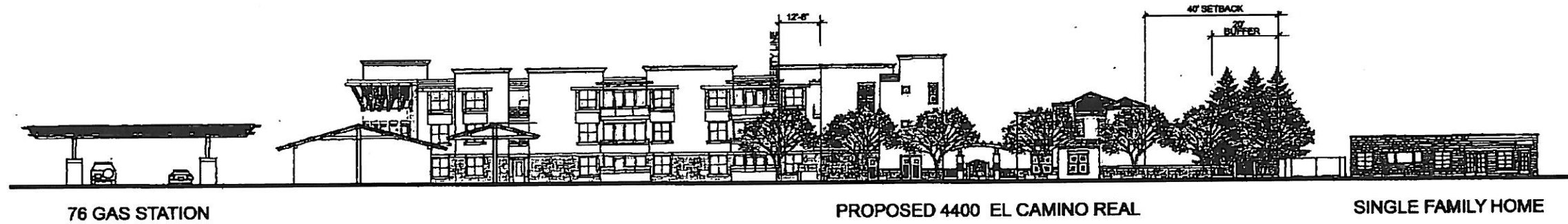
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BUILDING PERSPECTIVE	
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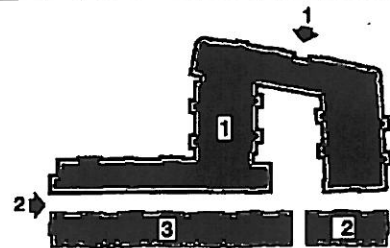
① EL CAMINO REAL BOULEVARD ELEVATION
VIEW - 1'-0"



② LOS ALTOS AVENUE ELEVATION
VIEW - 1'-0"

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KEYPLAN

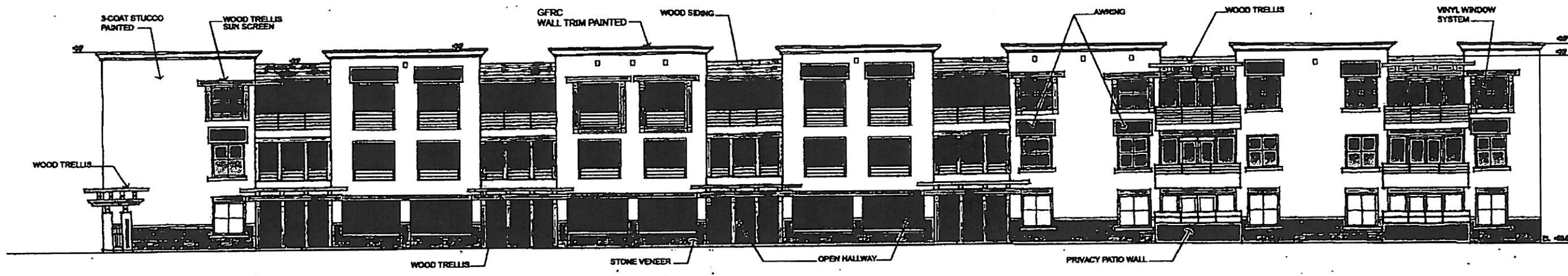
LOS ALTOS CONDOMINIUMS

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LOS ALTOS, CALIFORNIA

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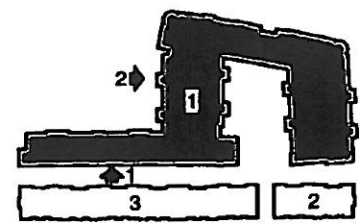
1 BUILDING 1 - REAR ELEVATION
WF - 1-0'



2 BUILDING 1 - RIGHT ELEVATION
WF - 1-0'

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KEYPLAN

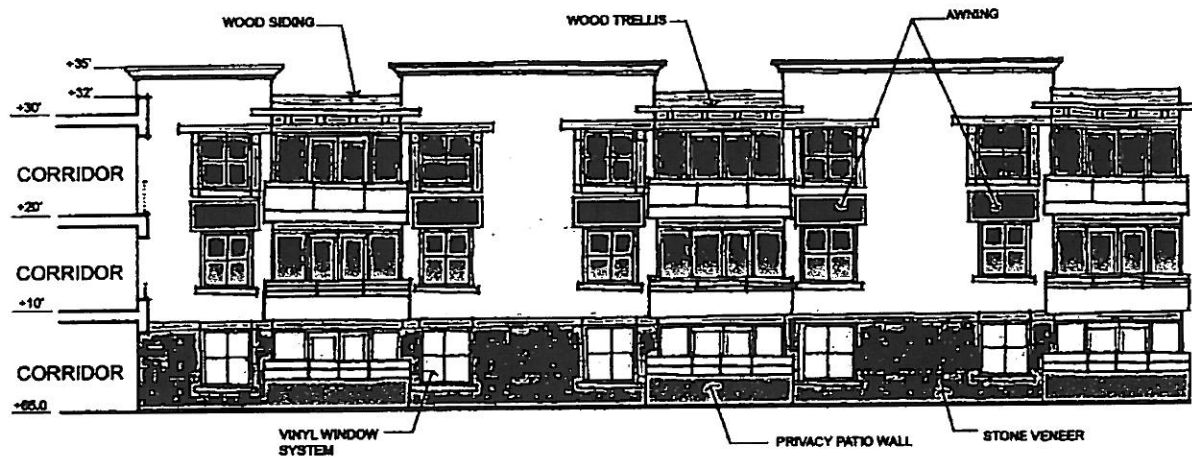
LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

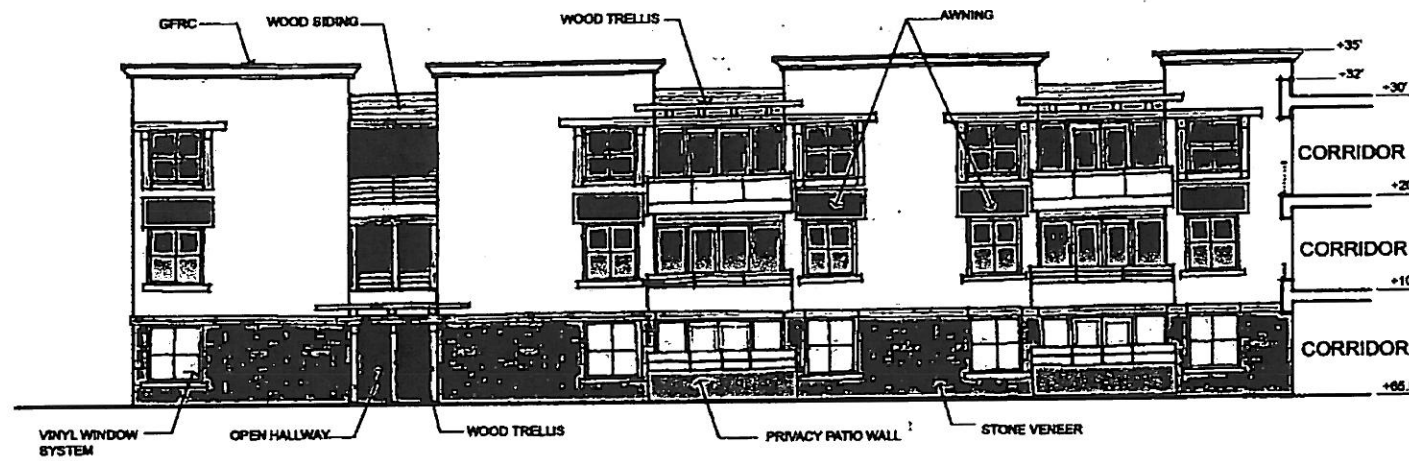
LPMD Architects

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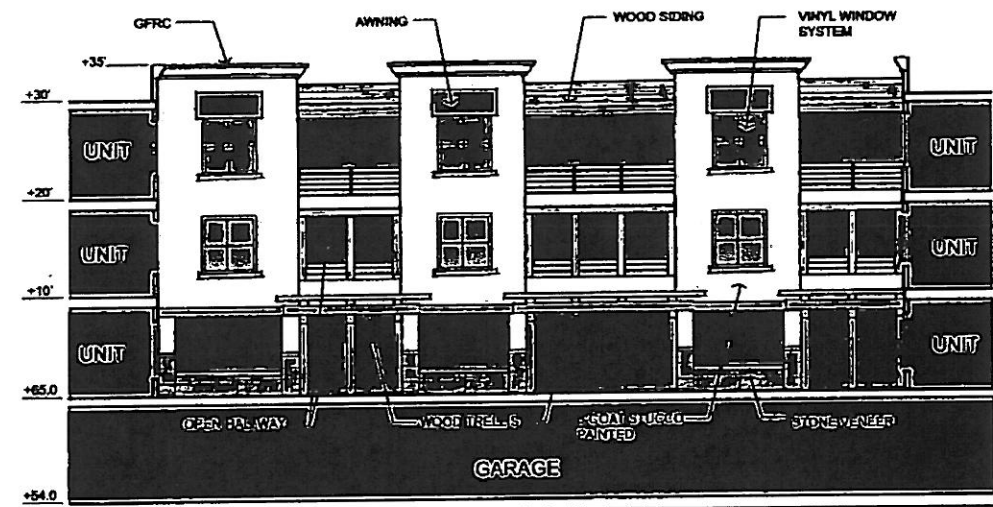
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BY 11.25 CITY COUNCIL HEARING	
EXTERIOR ELEVATIONS	
BUILDING #1	
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1 BUILDING 1 - COURTYARD EAST ELEVATION
1/4" = 1'-0"



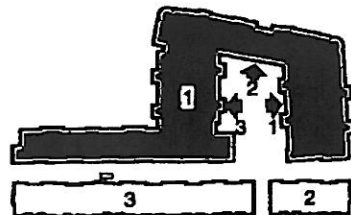
3 BUILDING 1 - COURTYARD WEST ELEVATION
1/4" = 1'-0"



2 BUILDING 1 - COURTYARD NORTH ELEVATION
1/4" = 1'-0"

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KEYPLAN

LOS ALTOS CONDOMINIUMS

4400 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

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EXTERIOR ELEVATIONS BUILDING #1	
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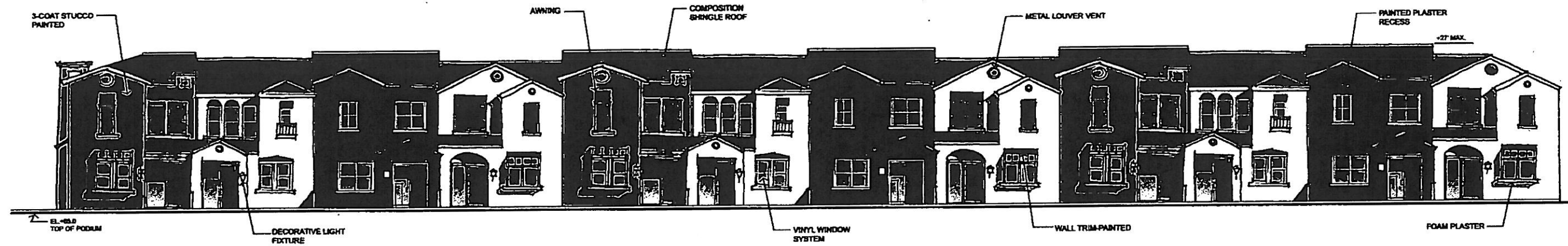
2 BUILDING 2 - TOWNHOUSE FRONT ELEVATION
10' - 9"



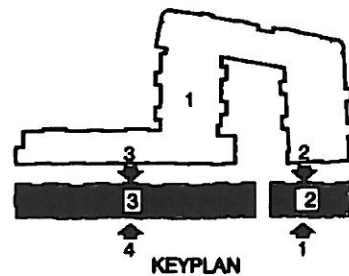
1 BUILDING 2 - TOWNHOUSE REAR ELEVATION
10' - 9"



3 BUILDING 3 - TOWNHOUSE FRONT ELEVATION
10' - 9"



4 BUILDING 3 - TOWNHOUSE REAR ELEVATION
10' - 9"



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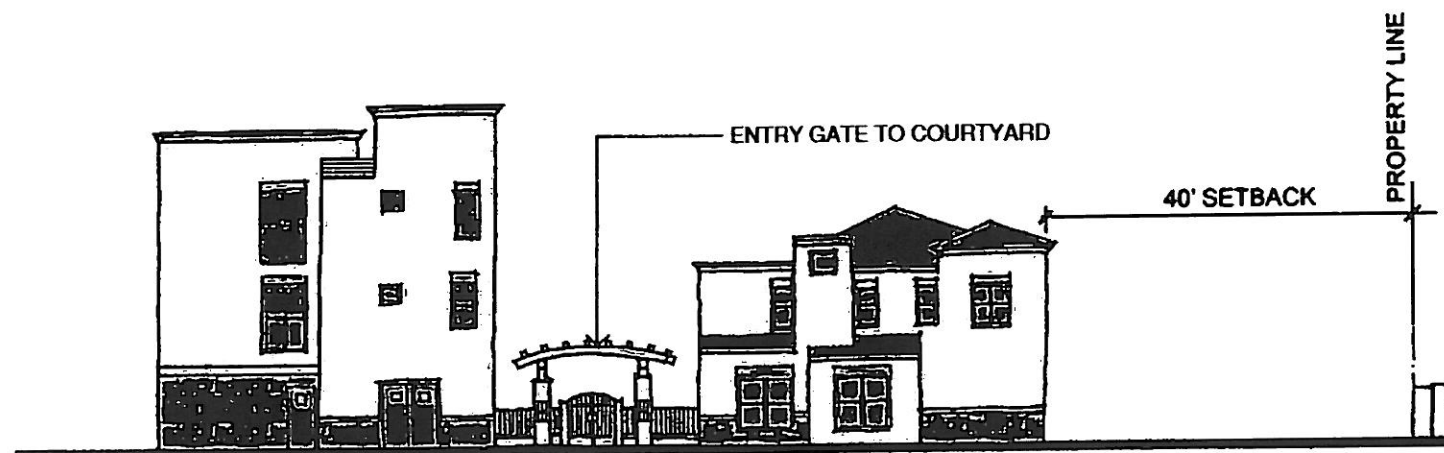
LOS ALTOS CONDOMINIUMS

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LOS ALTOS, CALIFORNIA

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EXTERIOR ELEVATIONS	
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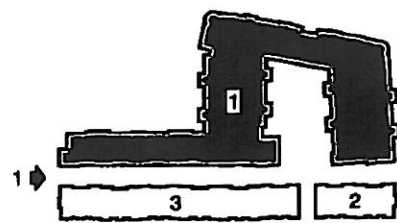
BUILDING 1

BUILDING 3

ELEVATION VIEW FROM LOS ALTOS AVE.

**SILVERSTONE
COMMUNITIES**

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KEYPLAN

LOS ALTOS CONDOMINIUMS

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Project:	LOS ALTOS CITY COUNCIL HEARING
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EXTERIOR ELEVATIONS
BUILDING #1 & #3

RECOMMENDED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
1	QUERCUS SUBER	CORK OAK	36" BOX
2	LASERSTROEMIA HYBRIDS 'MUSKOGEE'	CRAPE MYRTLE	24" BOX
3	PNUS CANARIENSIS	CANARY ISLAND PINE	24" BOX
4	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX
5	PIRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	36" BOX
6	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX
7	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX
8	AREVUTUS MARINA	AREVUTUS	24" BOX
9	MAYTENUS BOARIA 'GREEN SHOWERS'	MAYTEN	36" BOX
10	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX
SHRUBS & PERENNIALS			
11	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	GLOSSY ABELIA	
12	ABUTILON HYBRIDS 'LINDA VISTA PEACH'	CHINESE LANTERN	
13	AGAPANTHUS AFRICANUS	DWARF LILY-OF-THE-NILE	
14	AUCUBA JAPONICA	JAPANESE AUCUBA	
15	BAMBUSA MULTIFLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	
16	CAMELLIA SASANQUA 'TELETIDE'	SASANQUA CAMELLIA	
17	CISTUS x BKANBERGII	ROCKROSE	
18	CLIVIA MINIATA	KAFFIR LILY	
19	SARCOCOCOA RUBROCOLIA	NON	
20	DIETES VEGETA	FORTNIGHT LILY	
21	EUONYMUS JAPONICUS 'MICROPHYLLUS'	EVERGREEN EUONYMUS	
22	ERICA CINEREA	TWISTED HEATH	
23	IMPATIENS CYLINDRICA 'RUDEA'	JAPANESE BLOOD GRASS	
24	HEMEROCALLIS HYBRID	DAY LILY	
25	LIRIOPE MUSCARI 'MAJESTIC'	LILY TURF	
26	VINCA MINOR	DWARF PERIWINKLE	
27	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	
28	PHORITUM HYBRIDS	FLAX	
29	LANTANA MONTEVIDENSIS	NON	
30	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	
31	OPHIOPOGON JAPONICUS	BLACK MONDO GRASS	
32	THUNIA ORIENTALIS 'BLUE CONE'	ARECORYTAE	
33	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	

IRRIGATION DESIGN CRITERIA

1. ALL PLANTED AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATED SYSTEMS WILL BE PERMANENT BELOW GROUND-AUTOMATIC SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. ALL PIPING WITHIN THE BUILDING STRUCTURE SHALL BE COPPER TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
4. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
5. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A) LOCATION AND SIZE OF WATER METERS.
 - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
6. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
7. IRRIGATION SYSTEM FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.

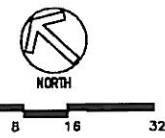
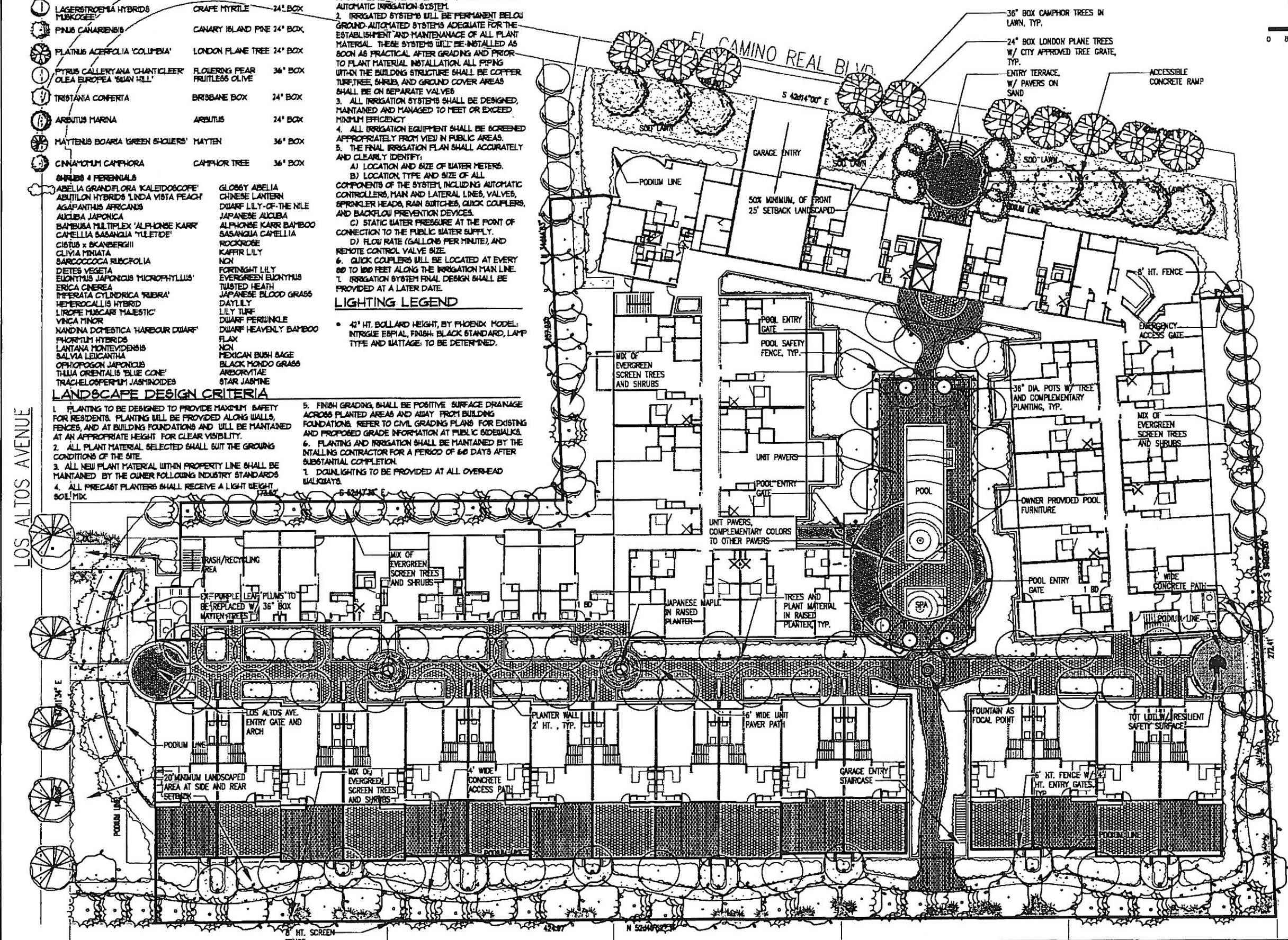
LIGHTING LEGEND

- 42" HT. BOLLARD HEIGHT, BY PHOENIX MODEL; INTRIGUE EPIRAL, FINISH: BLACK STANDARD, LAMP TYPE AND WATTAGE TO BE DETERMINED.

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. ALL PLANT MATERIAL SELECTED SHALL SUIT THE GROUND CONDITIONS OF THE SITE.
3. ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
4. ALL PRECAST PLANTERS SHALL RECEIVE A LIGHT WEIGHT SOIL MIX.
5. FINISH GRADING SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR EXISTING AND PROPOSED GRADE INFORMATION AT PUBLIC SIDEWALKS.
6. PLANTING AND IRRIGATION SHALL BE MAINTAINED BY THE INSTALLING CONTRACTOR FOR A PERIOD OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
7. DOWNLIGHTING TO BE PROVIDED AT ALL OVER-HEAD WALKWAYS.

LOS ALTOS AVENUE



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CITY DESIGN REVIEW

Revisions:

KEY PLAN

LOS ALTOS CONDOMINIUMS

LOS ALTOS, CALIFORNIA

Project No: Date: 9-19-08
Sheet No:

LANDSCAPE LAYOUT

Scale: 1/16" = 1'

Sheet No:

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